



Minutes of the
Historic Preservation Committee

(Approved on 3/24/11. Motion made by Jeff Jarvis
and seconded by Barbara Jarrett.

Date: February 24, 2011

Time: 6:00 p.m.

Location: 57 E. First Street, Lower Level, Mesa City Council Chambers

Members Present	Staff Present	Others Present
Jared Smith, Chair Donna Benge, Vice Chair Barbara Jarrett Jeff Jarvis Randy Mann Steve McCance Chad Cluff	Wahid Alam Rebecca Benavidez John Wesley	Wendy Mack - Allred
Members Absent	Support Present	

1. Call to Order

The February 24, 2011 meeting of the Historic Preservation Committee (HPC) was called to order at 6:00 p.m.

2. Approval of minutes. Consider minutes of the January 20th, 2011 meeting. *Chair Jared Smith conducted the meeting and asked the Committee to consider the minutes. Motion by Donna Benge, second by Randy Mann to approve the minutes. The minutes were approved as written 7-0.*
3. Antique Wedding House. Chair, Jared Smith asked John Wesley, the Planning Director and acting Historic Preservation Officer to introduce the Antique Wedding House Historic Preservation Case. The case is under review for Historic Appropriateness. Mr. Wesley, referenced the staff report and the concerns mentioned including the decline in visibility from Mesa Drive. There were many modifications done to the site without prior Historic or Building approval. Mr. Wesley, ask that all modifications be under review and taken into consideration.

Jeff Jarvis, questioned whether the City would approve the additions/modifications without the historic concerns? There are additional boards/approval processes required for this particular project including Board of Adjustment and Planning & Zoning.

Chair, Jared Smith asked the applicant to give an overview of the project and include any pertinent information. Vince DiBella, architect representing the business owners, stated the purpose of the applicant was to replace failing covers/structures. The site is currently non-conforming and the owners would like to have the proper approvals to move forward. Vince has met with Development Services and Planning to discuss and

get approval for adding a steel addition to the site. Steel was the material of choice to avoid adding fire sprinklers to the building.

The wall along the North is important to the functioning of the site. The wall was added to enclose the site for containment and crowd control. The steel material will possibly be colorized and decorative with a concrete base.

The applicant has discussed removing the Historic Designation from the property.

Chair, Jared Smith, asked if this was not a Historic Preservation Issue would this be approved? Mr. Wesley responded that there are additional site plan issues.

Jeff Jarvis commented that it can get very hot under an all metal structure on an April Day.

Mr. DiBella responded that they may add some shingles to the roofing.

Jeff Jarvis, we should allow the house to be historical and the new shade be the new shade. Do not try to blend them and make the new structure look historical when it's not. Randy Mann agreed.

Donna Benge asked if the canopy can be built with a lower profile?

Mr. DiBella stated, we could possibly lower it a little. Possibly a foot lower at the max.

Steve McCance asked what standards are not being met? Mr. Wesley directed the Committee members to page 2 of the staff report and the list of items from the Secretary's Standards for Rehabilitation.

Mr. DiBella asked that the Committee keep in mind the financial burden of repairs and modifications. This is a vital business in the downtown of Mesa and we should want to keep this business in the downtown and have it thrive.

Jeff Jarvis stated the cost of the repairs are not the concern of the board.

Greg Marek, an interested citizen and former Mesa Historic Preservation Officer, spoke and stated the purpose of the historic designation is to preserve and protect the historic site. This site was the first Historic Landmark in the City of Mesa. We should encourage owners to keep these designations not give them reasons to remove it. These owners have done lots of upgrades and have maintained the property. They should not be penalized for trying to get the correct approvals.

Chair Jared Smith, would the applicant be willing to work with the proposed changes given by the Historic Preservation Officer?

Vince, the owners are willing to make some changes for example moving the canopy to the west and removing the pavers.

Mr. Wesley stated the board has the ability to motion with conditions. Randy Mann moved that the site be approved with the condition that the east side of the canopy would be moved five feet west and the paving stones be removed as well as the parking in the right of way. Steve McCance 2nd the motion. The Committee's decision was a 5 - 2 vote of approval. Chad Cluff and Jeff Jarvis were in opposition.

4. Zoning Code Update with regards to Historic Preservation. The Zoning Administrator was unavailable to present. This agenda item has been tabled until the next meeting.
5. Discuss Historic Preservation Website. Donna, I have found some old information and errors on the Planning webpage and the Historic Preservation sites. Donna and Wendy Mack-Allred are to meet with John Wesley regarding the web site changes. Donna and Wendy also want to replace the brochure that is currently on-line. The idea is to introduce the subject to people. Application should be online and make it downloadable as well as linked. Wendy would like to meet with residence to educate them on historic preservation and possible tax reductions and help them through the process. Tax reductions can range up to 80%. Wendy is interested in holding a workshop for interested homeowners.
6. Discuss and review the historic properties inventory along the light rail. This item has been tabled and the board has asked that staff resend the inventory survey for review.
7. Update on Citrus Growers Building. Chad, my research shows there are 4 parcels of land at this site. This property was bought by a group in 1992. There is a newer shed that was added with about 2500 sq. ft. There has not been any contact with the owners. This is to be researched further.
8. Letter of support to City Council regarding support for the Pioneer Park Locomotive restoration project. Jared to resend the letter to John.
9. Review and discuss the support for US 60, 70 & 80 Designation along Main Street. Possible add signage. This item was tabled until the next meeting.
10. Updates from the museums and other Historic Groups. Donna, there are 2 new exhibits at the Arizona Museum of Natural History. March 19th there is an Open House at the Mesa Grande with a free breakfast. Arizona Historical Society is having a Play Ball Exhibit and it is now open. The Mesa Preservation Foundation has a new website, a new Facebook and will soon have a 501(c)(3).
11. Historic Preservation projects update by staff. The Alston House has been resubmitted to State for SHIPO.
12. None.
13. *The meeting was adjourned by Steve McCance and 2nd by Randy Mann at 7:55 PM.*